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Department of Administration
Division of Public Works

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November 29, 2022

REQUEST FOR QUALIFICATIONS – 2nd Issue

TO: Design-Build Contractors

FROM: Pat Donaldson, Administrator
Division of Public Works

SUBJECT: DPW PROJECT NO. 22450
Communication Tower Upgrades_ Multiple Sites.
Public Safety Communications (PSC)
SW, SE, and N Idaho State Regions

RFQ submittal packages will be received at the Division of Public Works (DPW) office, located at 502 N. 4th Street, PO Box 83720 Boise, ID 83720-0072, by 3:00 p.m., Mountain Standard Time Zone, on December 20, 2022, for furnishing Design-Build services to the State of Idaho.

All questions must be sent to the DPW Project Manager:

Jessica Rodriguez, Project Manager
Division of Public Works
502 N. 4th St.
PO Box 83720
Boise ID 83720-0072
(208) 332-1920
Jessica.Rodriguez@adm.idaho.gov

There will be no informational meeting; see attached documents and photos.

Modifications (addenda) to this RFQ, if any, will be posted on the Division of Public Works web page at <https://dpw.idaho.gov/professional-services/>. It is recommended that responders to this RFQ check this page prior to making their submittal.

This project will be funded by State & Agency funds. The Division of Public Works (DPW) will administer the project according to the terms and conditions of the award, State laws and guidelines. The Design-Build team will receive general instructions through the State. A Project Manager from

DPW will be assigned to serve as project manager and liaison between the Department of Administration, the Agency, and the Design-Build team.

The Design-Build team shall warrant the following: not knowingly hire or engage any illegal aliens or persons not authorized to work in the United States as required by Title 67, Chapter 79, Idaho Code. The Design-Build team shall take steps to verify that it does not hire or engage any illegal aliens or persons not authorized to work in the United States; and that any misrepresentation in this regard or any employment of persons not authorized to work in the United States constitutes a material breach and shall be cause for the imposition of monetary penalties and/or termination of any Contract resulting from this RFQ.

DESCRIPTION OF PROJECT

| Priority | Site Name | Brief Description | Estimated Project Budget | Location |
|----------|---------------|----------------------------------|--------------------------|---|
| 1 | Summit Lake | Photovoltaic Battery Replacement | \$ 500,000.00 | Custer County |
| 2 | Mt. Harrison | Building upgrade | \$ 475,000.00 | Near Pomerelle Ski area (S of Burley) Cassia, County |
| 3 | Relay Ridge | Building and Tower upgrade (80') | \$ 925,000.00 | E of Driggs Teton County |
| 3 | Snowbank | Tower upgrade (60') | \$ 575,000.00 | SW of Cascade Valley County |
| 5 | Teakean Butte | Building upgrade | \$ 125,000.00 | NE of Lenore Clearwater County |
| 6 | Hawley | Building upgrade | \$ 250,000.00 | NE of Horseshoe Bend Boise County |
| 7 | Woodrat | Building and Tower upgrade (60') | \$ 300,000.00 | NE of Kooskia Clearwater County |
| | | Total | \$ 3,150,000.00 | |

This DPW project consists of (7) individual projects, at different locations, with similar scopes to be managed by a single Design-Build Team. As identified in the table above, scopes range from replacing Communication Shelter buildings to replacing Towers, or both. The existing structures are at capacity and do not comply with Telecommunications Industry Association (TIA) standards. A Statement of Work (SOW) has been prepared for each site by Public Safety Communications (PSC), which include a detailed scope of work, location and photos of the Tower projects identified.

Current Geotechnical Soils Reports (w/Resistivity testing at Tower locations) will be completed by the time Design-Build contract negotiations are complete.

REQUIRED SERVICES

DPW is requesting proposals for a Design-Builder who will be a team player, who will work closely and in harmony with DPW and PSC and be proactive with the design and construction processes (design phases, Division of Occupational and Professional Licenses plan reviews/permitting, early bid packages, identify long lead items). It will be essential to work closely with PSC when specifying equipment that may require sole sourcing due to quality, reliability and system compatibility requirements at the various, remote, mountaintop sites with extreme weather and conditions. Most important to PSC is quality of work, reputation within the industry and years of experience. The Design-Build team will be required to provide all services as per the standard DPW Design-Build Agreement and be licensed as required for the design and construction work.

A DPW Design-Build Agreement Sample is provided on the DPW's website and at the link below: <https://dpw.idaho.gov/docs-forms-guides/>

Due to the project being State funded, the responding Design-Build Team will need to provide verification that it is licensed as a Class AAA Public Works Contractor by the State of Idaho, when submitting Statement of Qualifications, please include an active Public Works License number.

A total project budget of **\$3,150,000.00** has been established to include design fees and construction. A relatively complete construction cost estimate will be required following the Schematic Design Phase and must be updated at each additional phase.

The Design-Builder is required to provide Programming, Schematic Design, Design Development, Construction Documents, and Construction.

The Design-Build team shall make a minimum of two (2) presentations to the Permanent Building Fund Advisory Council and shall keep in mind that during all phases, code compliance, energy efficiency, and building maintenance concerns should be incorporated into the design.

The Design-Build team will be required to upload all documents to DPW's cloud-based project management system, ProjectMates. Documents may include, but are not limited to meeting minutes, sketches, diagrams, programming analysis, photographs relevant to the project, drawings, project manual, schedules, cost estimates, field reports, RFI's, Submittals, Proposal Requests, close out documents, warranties, etc.

The Design-Build team shall be responsible for the Construction Phase which shall include: preparation of construction documents, construction and construction administration by the Design-Builder as well as the Architect/Engineers of Record. Construction administration will also include conferences, weekly site observations, document management as noted above, and progress meetings with the Agency and DPW.

PROPOSAL CONTENT

A. **Basic Qualifications (10 Points):** Provide basic data relative to Design-Build team size, history, personnel, special expertise with Telecommunication projects, and general credits. Individual resumes, awards, associations, etc., may be included. Office brochures should be submitted separately as supplemental data. For the various Telecommunication project types, explain the team's makeup, roles, and responsibilities. The Division of Public Works reserves the right to investigate and confirm the proposer's financial responsibility. This may include financial statements, bank references and interviews with past consultants, employees, and creditors. Unfavorable responses to these investigations are grounds for rejection of proposal.

B. **Specific Qualifications (10 Points):** List the team expected to accomplish this work including anticipated consultants. Describe who will perform the various tasks, the amount of their involvement and responsibilities, and give their qualifications, and license information as required by the State of Idaho. Provide a list of at least three (3) projects, with brief descriptions that show ability to complete projects of this scope.

C. **Approach to Project (15 Points):** Include a statement of your approach to this specific project including design philosophy and understanding of the scope of work. Identify sequencing and specific approach to working at the multiple remote locations. Identify Quality Control measures during design and construction to keep projects on schedule and in budget, such as establishing milestones and review periods built into the schedule. Identify methods for mobilization and performing work in remote areas and mountain top locations. Explain approach to meet the project budget in the current market conditions.

D. **Management Plan (10 Points):** Provide a management plan which states how the Design-Build Team will manage project workflow, cost estimation and schedule while maintaining quality control for this type of project. Provide a sample schedule and cost estimate and examples of approaches to stay in budget. Explain collaborative process working with stakeholders DPW and PSC to gain input, requirements, and approach acceptance.

E. **Examples of Work (15 Points):** Provide three to five Telecommunication projects that would include: communication towers, buildings, and the required site infrastructure, such as electrical grounding, battery banks and working in remote locations, that were designed and constructed within the last ten (10) years for which the Design-Build Team was the prime contractor. Include name, location, short project description, project owner, initial projected construction cost, final construction cost, date of substantial completion and a reference/contact for each project. If there is a differential between budget and final cost, explain the reason for the difference. Past DPW work experience will be considered, and is favorable, but is not a requirement. For Design-Build teams who have done work for the State of Idaho / DPW and/or PSC in the past five years, a reference to the project with project number is sufficient in lieu of renderings/photographs. The sample projects shall demonstrate the ability of the proposed personnel to manage, plan, design, and construct and erect telecommunication towers and buildings. Renderings, photographs, preliminary drawings, working drawings and specifications may be submitted as examples of your work.

F. **Format (5 Points):** To assist evaluation it is desirable to format the proposal similar to the headings listed above. The proposals should be clear and to the point. Emphasis should be placed on specific qualifications of the people to actually perform the project and the approach to designing this specific project.

SUBMITTAL

Submit five (5) copies of the submittal; include one USB drive containing a PDF of the submittal. In your RFQ cover letter, include the email address of the primary contact person; **failure to provide this information may result in the proposal being nonresponsive.**

EVALUATION, FINAL RANKING, INTERVIEW PROCESS

A selection committee consisting of two (2) persons from DPW, two (2) persons from the agency, and an independent Design Professional/Contractor will rank the submittals.

The ranking process is accomplished in two steps: 65 points for the Initial Ranking based on the written submittal, and 35 points for a Final Ranking based on an interview. Step one: the selection committee will score the written submittals based on the criteria in the Proposal Content and the top 3-5 teams will be invited for an interview. Step two: the teams invited for an interview will be given a set of questions in the interview invitation. The scores will be based on the tables below

| Initial Ranking, Written Point Scoring | | |
|---|--|-------------------------|
| | Criteria | Maximum Possible Points |
| A | Basic Qualifications | 10 |
| B | Specific Qualifications | 10 |
| C | Approach to Project | 15 |
| D | Management Plan | 10 |
| E | Examples of Work | 15 |
| F | Format | 5 |
| Written Total | | 65 |
| Presentation – Interview Point Scoring | | |
| | Criteria | Maximum Possible Points |
| | Competency and abilities to address the items that will be provided to the final ranked teams. | 15 |
| | Selection Committee's Q & A | 15 |
| | Overall Presentation Approach & Quality | 5 |
| Presentation – Interview Total | | 35 |

AWARD

Based on the results of the final proposals, DPW will recommend a course of action to the PBFAC at their next regularly scheduled meeting. If recommended, a notice of intent to negotiate will be issued by DPW.

PROPOSED DATES:

| | |
|--|-------------------|
| Receive RFQ Submittals | December 20, 2022 |
| Shortlist Announcement | December 29, 2022 |
| Oral Interviews (may be held in person or virtually) | January 4, 2023 |
| Notice of Ranking | January 6, 2023 |
| PBFAC Selection Approval | February 7, 2023 |
| Negotiate Contract | February 2023 |

SELECTION

The State will attempt to select a firm at the next scheduled Permanent Building Fund Advisory Council meeting. Upon selection of a firm, the State will issue a letter of intent. However, final award is contingent upon the successful negotiation of an Agreement.

The contents of the submittal may be used in a legal contract or agreement. Proposers should be aware that methods and procedures proposed could become contractual obligations. The State reserves the right to reject any or all proposals received as a result of this request.

The State may also negotiate separately with any source in any manner necessary to serve the best interests of the State of Idaho. Awards will be made on the basis of submittals resulting from this request and subsequent interviews.

End 22450 Design-Build RFQ

Attachments:

- PSC Statement of Work for each location with photos:
 - 01-N_Summit Lake SOW
 - 02-S_Mt. Harrison SOW
 - 03-S_Relay Ridge SOW
 - 04-S_Snowbank SOW
 - 05-N_Teakean Butte SOW
 - 06-S_Hawley Mtn. SOW
 - 07-N_Woodrat SOW